

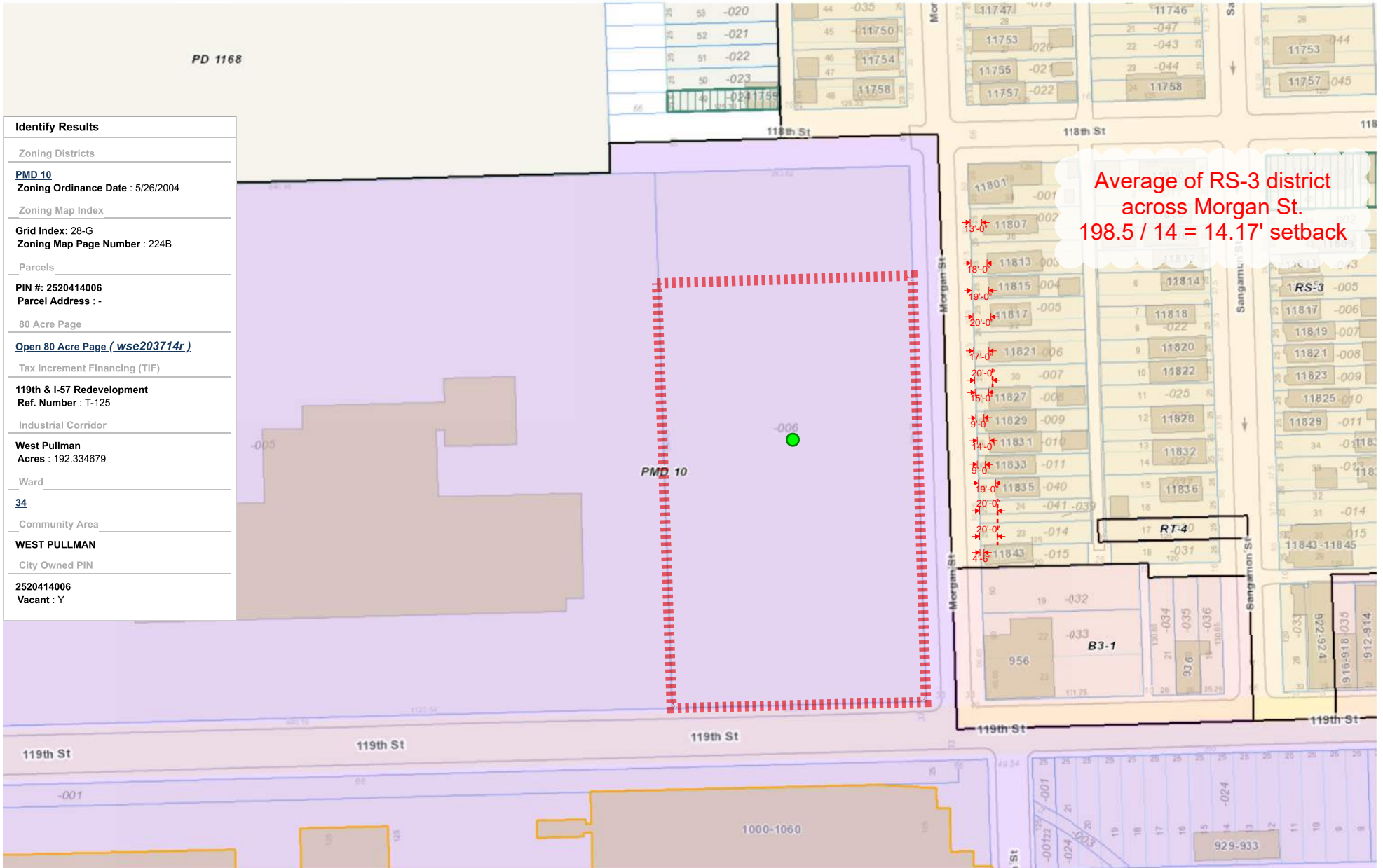
EXHIBIT J – ZONING ANALYSIS

PRELIMINARY ZONING ANALYSIS
CFD ENGINE COMPANY 115

OCT. 08, 2018
DLR GROUP

Item No.	Zoning Information / Issue	Chapter / Article Reference	Ordinance Requirements	Actual Provided	Requirement Not Applicable (NA)	Remarks	
1.01	Zoning District:	CZO (17-6-0400)	PMD 10	No Change		Refer to page 2 of this PDF for zoning map	
1.02	Permitted Uses:	CZO (17-6-0403-F)	Public Safety Services is a "P" permitted use	Public Safety Services (Fire Station)			
1.03	Lot Area:	CZO -	CZO does not provide requirement for PMD	120,719 SF			
1.04	Maximum Floor Area Ratio:	CZO (17-6-0405-E)	3.0	0.23			
1.05	Building Height:	CZO -	CZO does not provide requirement for PMD				
1.06	Off-Street Parking:	CZO (17-6-0405-C) (17-5-0206) (17-5-0207) (17-10-0207-E)	Automobile parking: 1 per 3 employees + additional parking and drop-off spaces as determined by Department of Zoning and Land Use Planning.	provided as required			
1.07	Bicycle Parking:	CZO (17-10-0207-E)	Bike parking: 1 per 10 auto spaces; minimum 4 spaces	provided as required			
1.08	Off-Street Loading:	CZO (17-6-0405-D) (17-10-1101)	For Public and Civic Use Group with Gross Floor Area of 0 - 24,999 square feet, 0 loading spaces are required.	0 provided			
1.09	Setbacks:	Front: S Morgan St.	CZO (17-6-0405-A) (17-5-0405-A,2) (17-2-0305-A)	M-zoned lots that are across the street from an R district must provide a setback along the streetproperty line opposite the R district at least equal to the minimum front setback required on the R- zoned lot on the opposite side of the street. Buildings and structures in RS districts must be set back from the front property line a distance equal to the average front yard depth that exists on the nearest 2 lots on either side of the subject lot, excluding the lot with the least front yard depth. In those cases when the least front yard depth is identical for 2 or more lots, only a single lot shall be excluded from the calculation.	15'		Average of all RS-3 district lots across S Morgan St. = 14.17' (round up to 15')
		Rear: Adjacent PMD lot	CZO -	CZO only gives setback requirements when lot abuts or is across street from residential district	-		
		Side: W 119th St.	CZO -	CZO only gives setback requirements when lot abuts or is across street from residential district	-		
		Side: W 118th St.	CZO (17-6-0405-A) (17-5-0405-A,2) (17-2-0309-A)	M-zoned lots that are across the street from an R district must provide a setback along the streetproperty line opposite the R district at least equal to the minimum front setback required on the R- zoned lot on the opposite side of the street. 12' or 50% of building height, whichever is greater	15'		Assume building height of 30'
1.10	Planned Development:	CZO (17-8-0506)	Planned development review and approval is required for development of land to be used for schools, safety services and other government buildings on sites with a net site area of 2 acres or more.	Planned Development		Would need waiver for this requirement to pursue 'as-of-right' zoning approval	

EC 115 - SITE



Identify Results
Zoning Districts
PMD 10 Zoning Ordinance Date : 5/26/2004
Zoning Map Index
Grid Index: 28-G Zoning Map Page Number : 224B
Parcels
PIN #: 2520414006 Parcel Address : -
80 Acre Page
Open 80 Acre Page (wse203714r)
Tax Increment Financing (TIF)
119th & I-57 Redevelopment Ref. Number : T-125
Industrial Corridor
West Pullman Acres : 192.334679
Ward
34
Community Area
WEST PULLMAN
City Owned PIN
2520414006 Vacant : Y

Average of RS-3 district
across Morgan St.
 $198.5 / 14 = 14.17'$ setback